

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/C Middlesex Place and Taylor	* ZONING COMMISSIONER
Avenue	
2105 Taylor Avenue	* OF BALTIMORE COUNTY
9th Election District	
4th Councilmanic District	* Case No. 95-99-A
George Vakoutis, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George Vakoutis and Angelina Vakoutis, his wife, for that property known as 2105 Taylor Avenue in the Harford Park subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport 6 inches from a lot line, in lieu of the required 2-1/2 ft., and to permit the carport to be located in an area other than 1/3rd of the rear lot farthest removed from the other side street, all as more particularly described on Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
 Date 10/13/98
 By [Signature]

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of October, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a carport 6 inches from a lot line, in lieu of the required 2-1/2 ft., and to permit the carport to be located in an area other than 1/3rd of the rear lot farthest removed from the other side street, all in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 13, 1994

Mr. and Mrs. George J. Vakoutis
2105 Taylor Avenue
Baltimore, Maryland 21234

RE: Petition for Administrative Zoning Variance
Case No. 95-99-A
Property: 2105 Taylor Avenue

Dear Mr. and Mrs. Vakoutis:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

RECORDED



ZONING DESCRIPTION FOR 2105 TAYLOR AVENUE

Beginning at a point on the south side of Taylor Avenue, which is 50 feet wide, at a distance of 35 feet east of the center line of Middlesex Place, which is 40 feet wide.

Being the northwestern one-half of Lots Nos. 87, 88, 89, 90, 91, and 92, Block 25 in the Subdivision of Harford Park as recorded in Baltimore County Plat Book #5, Folio #62, containing 0.16 acres. Also known as 2105 Taylor Avenue and located in the 9th Election District, 4th Councilmanic District.

101

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-99-1A

District 9th Date of Posting 9/23/94

Posted for: Variance

Petitioner: George + Angelia Veloutis

Location of property: 8105 Taylor Ave, S/Cor Middlesex Place

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. Healy Date of return: 9/30/94
Signature

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

9-13-94

ADMIN. VAR. (010)
POSTING (050)

101

50.00

35.00

85.00

MICROFILMED

receipt
95-99-A

Account: R-001-6150

Number

5041

03A03H0393MICR0

\$85.00

BA C010:3DAM09-13-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 101
Petitioner: VA Kouris
Location: 2105 Taylor Ave. BALD. 21234
PLEASE FORWARD ADVERTISING BILL TO:
NAME: SA ME
ADDRESS: SA ME
PHONE NUMBER: 661-9088

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr./Mrs. George Vakoutis
2105 Taylor Avenue
Baltimore, Maryland 21234

OCT. 06 1994

RE: Item No. 101 Case No.95-99A

Petitioner: George Vakoutis

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 13, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 26, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 89 and 101.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 26, 1994

FROM: Pat Keller, Director
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Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL:lw

SEP. 28 1994

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP--1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 09/26/94

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- * O. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 87, 89, 101 AND 104.

RECEIVED

SEP 27 1994

ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS 1102P

cc: File



Printed with Soybean Ink
on Recycled Paper



*Maryland Department of Transportation
State Highway Administration*

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-27-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 101 (JCM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

SEP. 28 1994

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/27/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/26/94

Revised

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s:

87
100
101
102

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 29, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Angelina Vakoutis
2105 Taylor Avenue
Baltimore, Maryland 21234

Re: CASE NUMBER: 95-99-A (Item 101)
2105 Taylor Avenue
SC Middlesex Place and Taylor Avenue

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 25, 1994. The closing date (October 11, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

RECEIVED
SEP 30 1994
BALTIMORE COUNTY



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2105 TAYLOR AVE.

Subdivision name: HARFORD PARK

(plat book # 5, folios 62, 63, 64, sections 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

OWNER: GEORGE J. & ANGELINA VAKOUTIS

(40' R/W, 30' PAV.)

MIDDLESEX PLACE EX. CURB

91.45' EX. CONC. WALK

EX. STONE WALL

EX. MAC. DRIVEWAY

EX. STONE WALL

35'±

YULANDA B. BROWN

ACCT. #0919641680

FRONT

7707

EXISTING DWELLING

EX. SHED

EX. CONC.

EX. GARDEN

EX. C.L. FENCE

114.75'

15'±

EX. C.L. FENCE

42'±

FRONT

2107

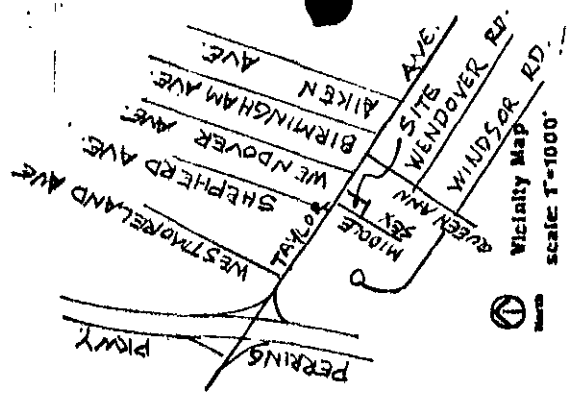
EXISTING DWELLING

HOONEY & ELEANOR E. LAMANTIA

ACCT. #0912001091

Scale of Drawing: 1"=20'

VAR. REQUESTED FOR 0.5' SETBACK IN LIEU OF REQ'D. 2.5' SETBACK



LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map: NE-8C

Zoning: DR 5.5

Lot size: 0.16 acreage

square feet: 6770.48

public: ☒ private: ☐

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

10/1

95-99-A



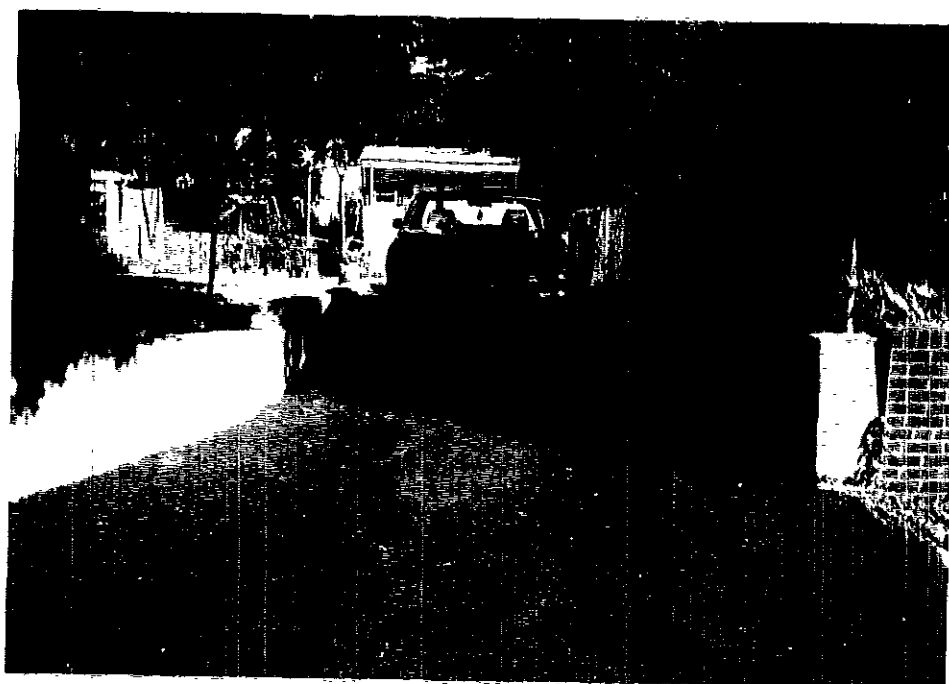
North

date: 8-17-92

prepared by: G.V.

MICROFILMED

95-99-A



MICROFILMED

95-99-A



APR 19 1995

SCALE 1" = 200'

95-99-A

RE

DR. 5.5

15

MIDDLESEX

WINDSOR

HILLCREST

MICROFILMED
B.L.

D.R.16

HERRING

ROAD

PARKVILLE

HEIGHTS

SHEPHERD

RUN

WENDOVER

BIRMINGHAM AVE

WENDOVER ROAD

ROAD

30,000

N29,000

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2105 Taylor Avenue
address

Baltimore
City

MD
State

21234
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Strict compliance with the requirement would provide practical

difficulty in that it would render conformance unnecessarily

burdensome since the proposed carport is to be constructed over

the existing macadam driveway. Without the Variance, the driveway

would have to be widened to accommodate the proposed carport.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George J. Vakoutis
(signature)

George J. Vakoutis

(type or print name)



Angelina Vakoutis
(signature)

Angelina Vakoutis

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of Sept, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George and Angelina Vakoutis

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-12-94
date

Janet J. Smith
NOTARY PUBLIC

My Commission Expires: 12-6-97

MICROFILMED



Petition for Administrative Variance

95-99-A

to the Zoning Commissioner of Baltimore County

for the property located at

2105 Taylor Avenue

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BC2R, TO PERMIT A CARPORT 6" FROM A LOT LINE IN LIEU OF THE REQUIRED 2' 1/2' AND TO PERMIT THE CARPORT TO BE LOCATED IN AN AREA OTHER THAN THE 1/3 OF THE REAR LOT FARTHEST REMOVED FROM THE SIDE STREET. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Strict compliance with the requirement would render conformance unnecessarily burdensome since the proposed carport is to be constructed over the existing macadam driveway. Without the Variance, the existing driveway would have to be widened to accommodate the proposed carport.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Mr. George J. Vakoutis

(Type or Print Name)

Signature

Mrs. Angelina Vakoutis

(Type or Print Name)

Signature

2105 Taylor Avenue (410)661-9088

Address

Phone No.

Baltimore

MD

21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 9-13-94

ESTIMATED POSTING DATE: 9-25-94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 101



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±
LOCATION HARFORD PARK
DATE OF PHOTOGRAPHY JANUARY 1986
NE. 8-C
MICROFILMED 101

95-99-A

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

-2-

LES:remm
encl

ESTIMATED POSTING DATE: _____

Being the northwestern one-half of Lots Nos. 87, 88, 89, 90, 91, and 92, Block 25 in the Subdivision of Harford Park as recorded in Baltimore County Plat Book #5, Folio #62, containing 0.16 acres. Also known as 2105 Taylor Avenue and located in the 9th Election District, 4th Councilmanic District.

Page 10

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... ..

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr./Mrs. George Vakoutis
2105 Taylor Avenue
Baltimore, Maryland 21234

RE: Item No. 101 Case No. 94-99A

Petitioner: George Vakoutis

DATE: OCT. 01 1994

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 13, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
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Very truly yours,
W. Carl Richards, Jr.
Zoning Supervisor

Printed with Recycled Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 26, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 89 and 101.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Carol L. Kenna

PK/JL:lw

ZAC89.101/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

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DATE: September 26, 1994

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Prepared by: Jeffrey M. Long
Division Chief: Carol L. Kenna

PK/JL:lw

ZAC89.101/PZONE/ZAC1

SEP. 28 1994

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 09/26/94

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 87, 89, 101 AND 104.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Recycled Ink on Recycled Paper

RECEIVED
SEP 27 1994
ZADM

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. X 101 (JCM)

9-27-94

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

SEP. 28 1994

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/27/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/26/94 Revised

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 87
100
101
102

LS:sp

LETTY2/DEPRM/TXTSP

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 29, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Angelina Vakoutis
2105 Taylor Avenue
Baltimore, Maryland 21234

Re: CASE NUMBER: 94-99-A (Item 101)
2105 Taylor Avenue
SC Middlesex Place and Taylor Avenue

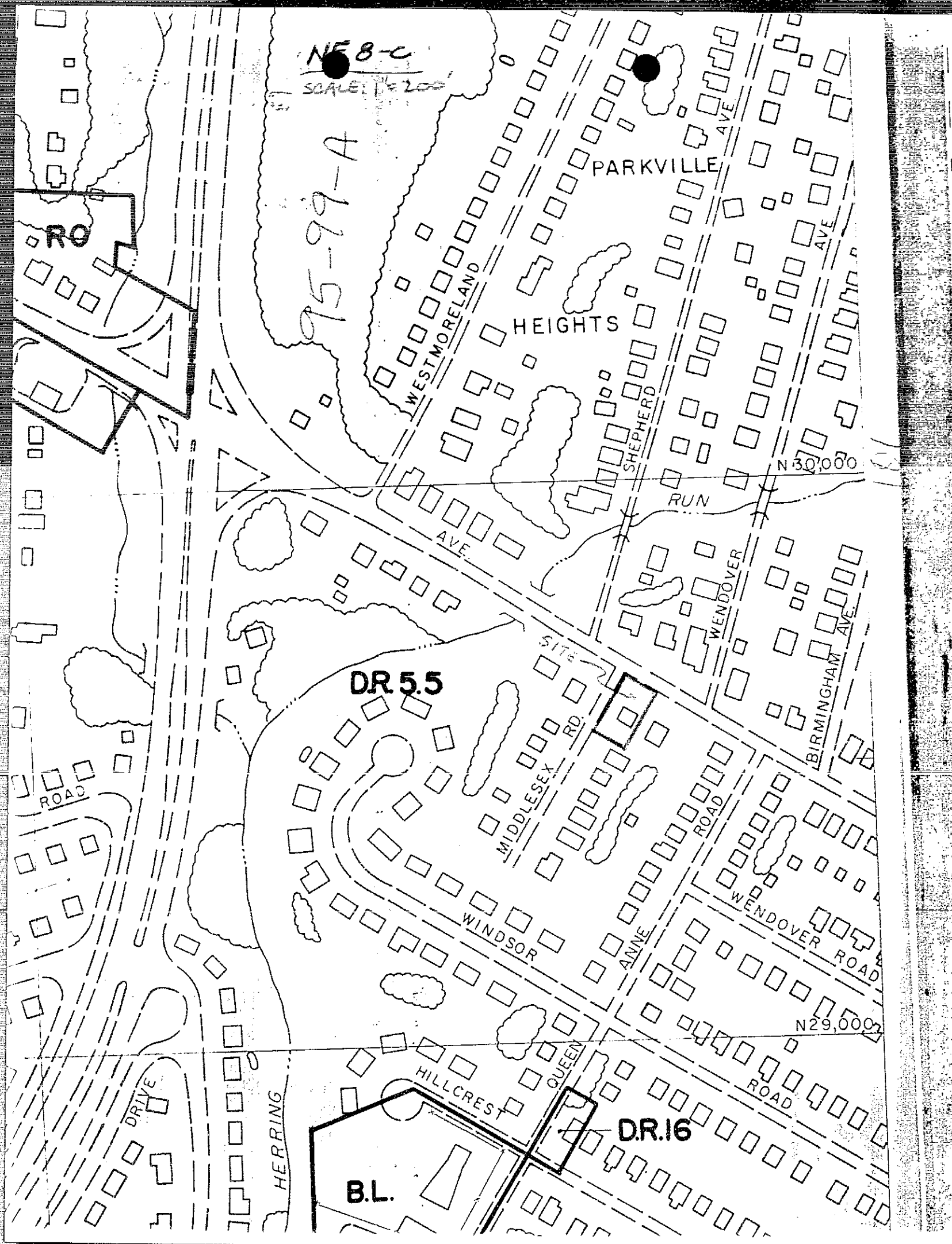
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3381. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 25, 1994. The closing date (October 11, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

Printed with Recycled Ink on Recycled Paper



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2105 TAYLOR AVE.

Subdivision name: HARFORD PARK

plat book 5, folio 62, lot 92, section 1

OWNER: GEORGE J. & ANGELINA VAKOUTIS
(40' R/W, 30' PAV.)

MIDDLESEX PLACE EX. CURB
99.45' EX. CONC. WALK
EX. STONE WALL

TAYLOR AVE. (50' R/W, PAV. VARIATES)
35'±
35'±
30'±

25'-9" EX. DWLG. #2105
42'±
10'±
114.75'
15'±
42'±

EX. GARDEN
EX. C.L. FENCE
EX. C.L. FENCE
EX. SHED
EX. CONC.
EX. STONE WALL
EX. CONC. WALK
EX. CURB

YULANDA B. BROWN
ACCT. #091241680
EXISTING DWELLING #7707
FRONT
35'±
60.00'
24'
24'

VARIANCE REQUESTED FOR 2.5' SETBACK IN L.I.V. OF 5' REAR 2.5' SETBACK

HOONEY & STANOR & LAMANTIA
ACCT. #091200109

EXISTING DWELLING #2107
FRONT
42'±

North
date: 6-1-75
prepared by: G.V.

Scale of Drawing: 1"=20'

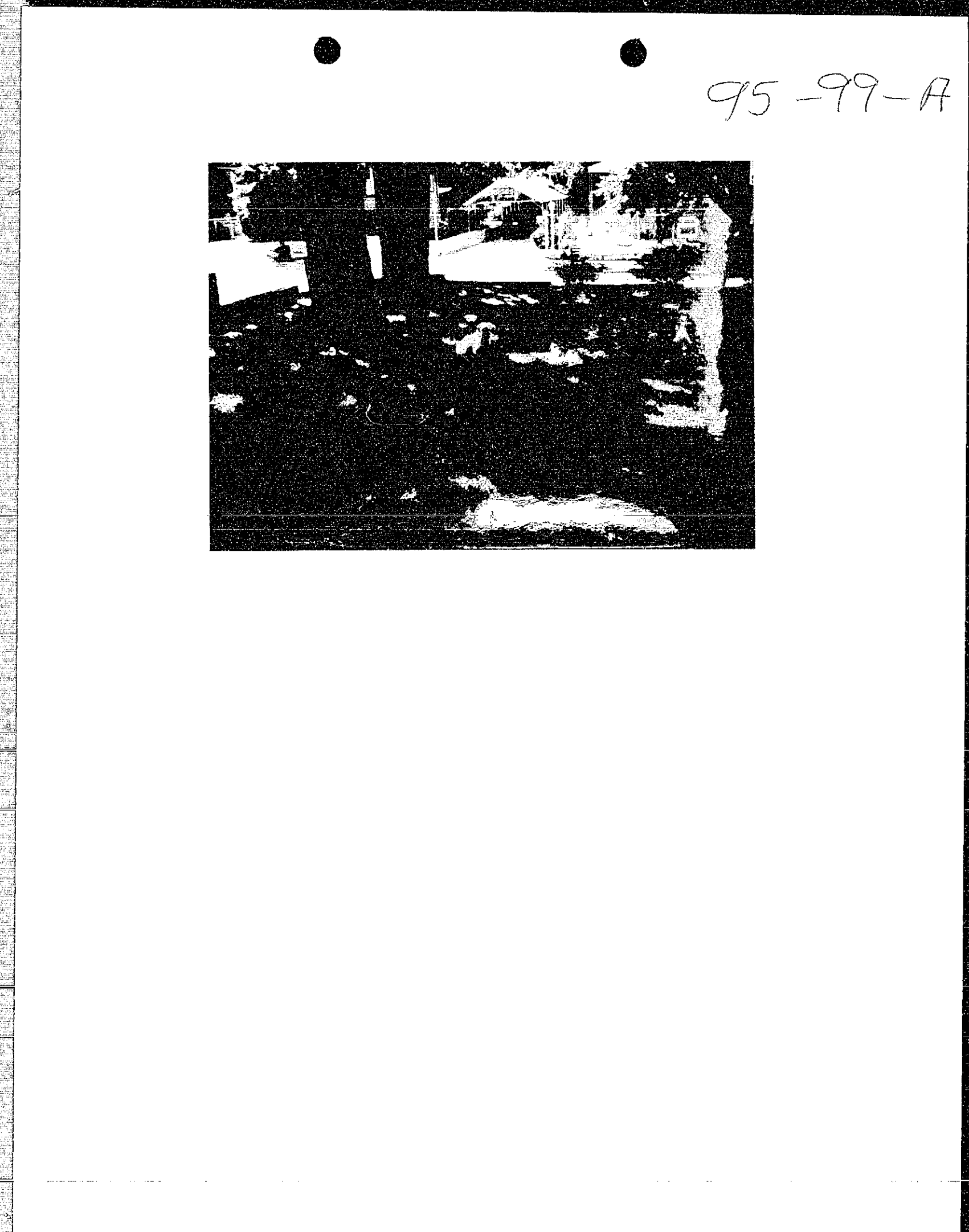
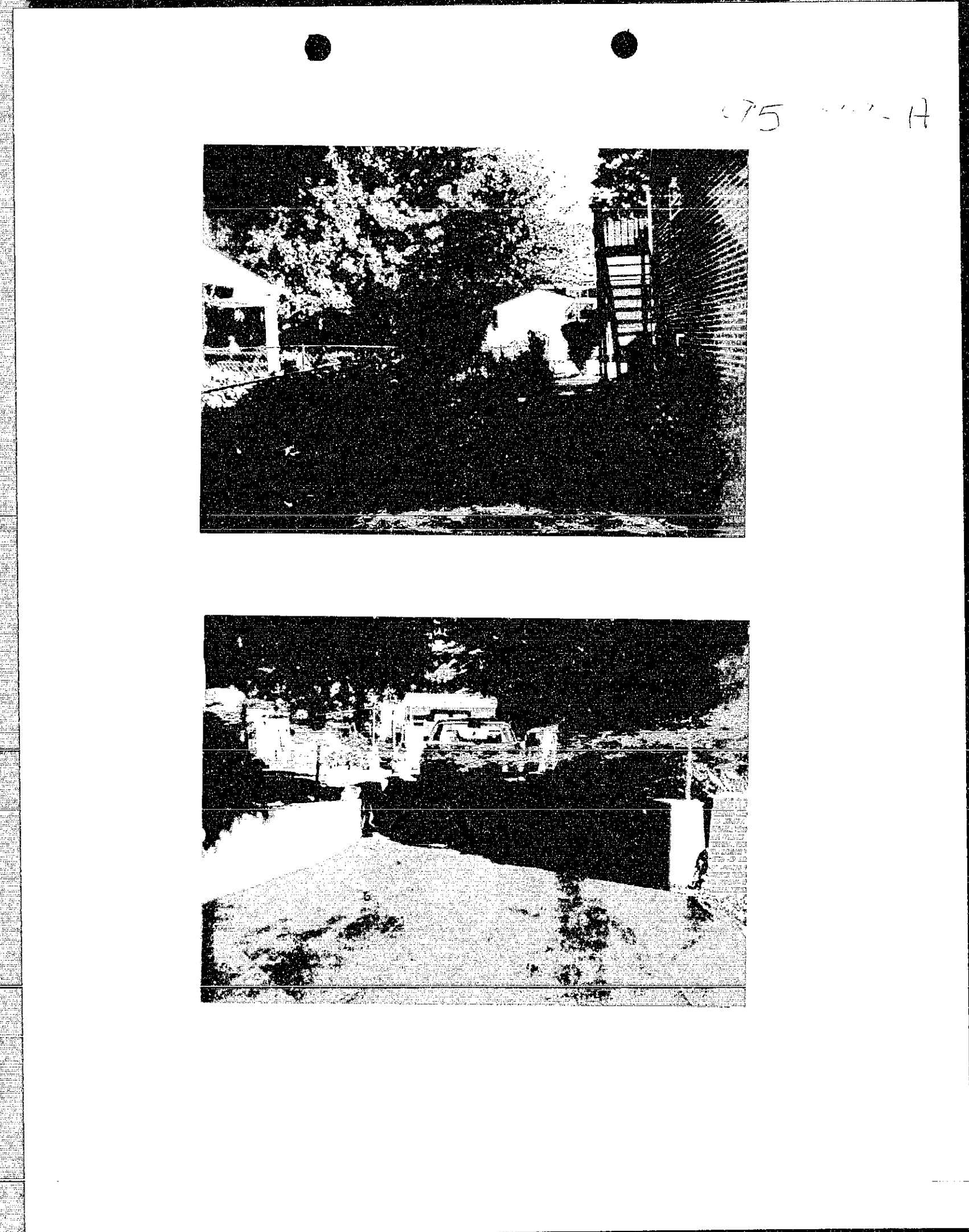
75-99-A

LOCATION INFORMATION

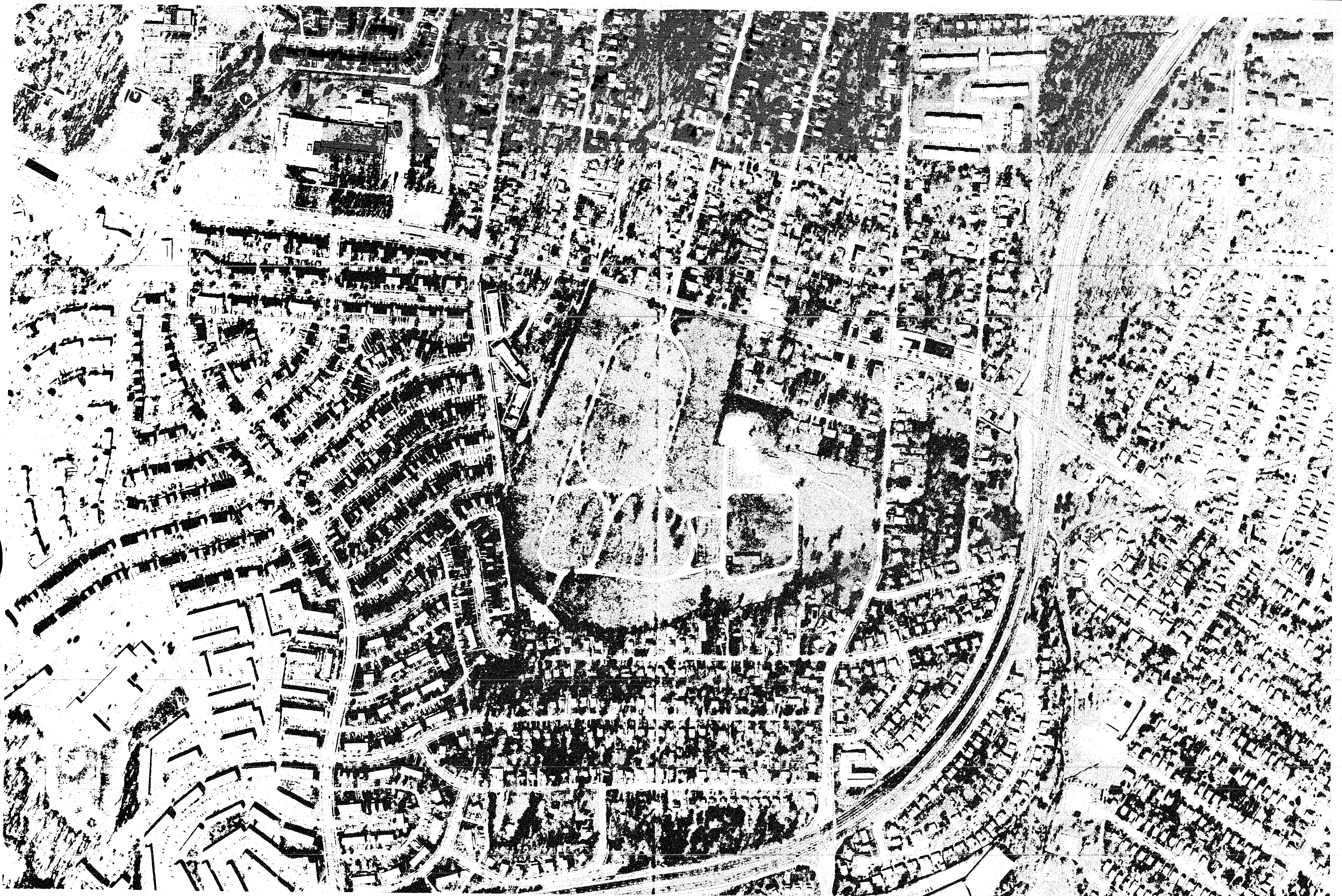
Election District: 9
Councilmanic District: 4
1"=200' scale map: NE-BC
Zoning: DR 55
Lot size: 0.16 acreage 6770.45 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:



95-99-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	HARFORD PARK	N.E. 8-C
DATE OF PHOTOGRAPHY JANUARY 1986	101	